



7 Millbank

Kintbury, Berkshire, RG17 9UW





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Guide £460,000

A nicely proportioned four bedroom semi-detached house situated in an established road within the village of Kintbury.

Description

The accommodation includes a hall from which the stairs lead and a useful downstairs cloakroom. The kitchen has a range of light coloured units and built-in appliances. There is a good sized reception room with a feature fireplace and doors to the garden. A dining area has also been created by an internal conversion of part of the garage. On the first floor there is a spacious landing with good natural light, four bedrooms and a shower room. Outside there is a driveway for off road parking and the remainder of the garage for storage. At the rear there is a wide paved patio, a lawned garden, shrub borders, terraced garden and garden shed. The garden extends to the side with a gate to the front.

Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

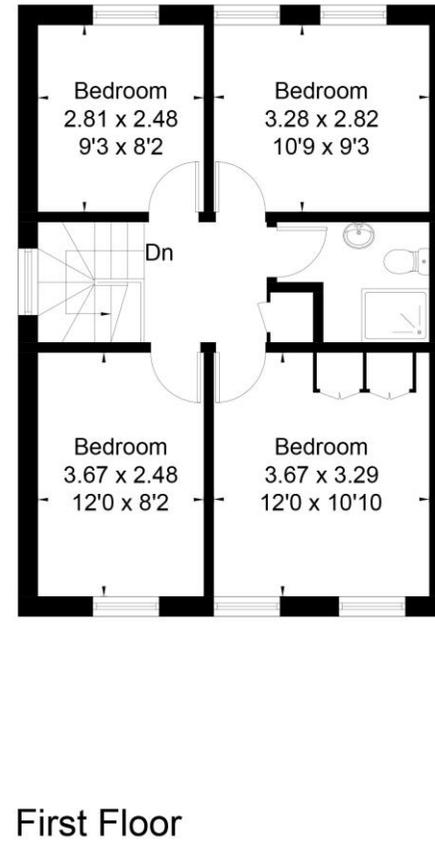
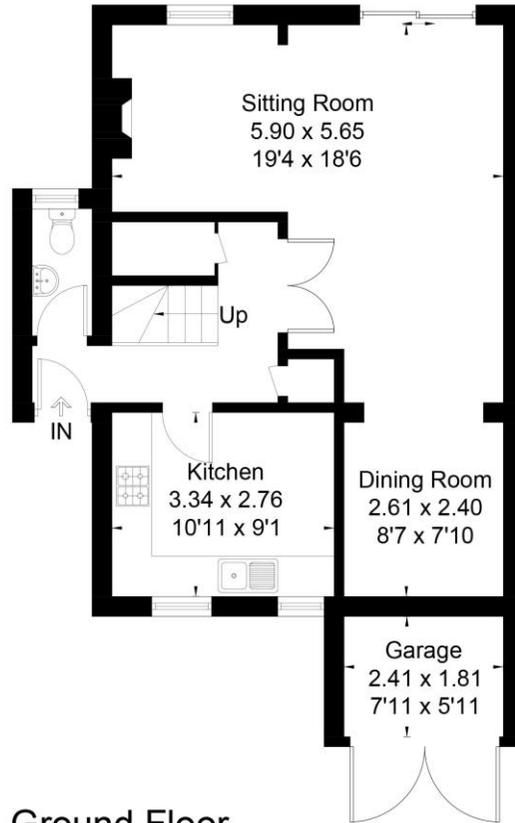
Directions

From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. On reaching the village, pass through the centre towards the canal and Millbank will be found on the left hand side just before Kintbury Mill. No 7 is along on the left hand side.

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining Area
- Four Bedrooms
- Bathroom
- Driveway
- Rear Garden



Approximate Floor Area = 104.6 sq m / 1126 sq ft
 Garage = 4.3 sq m / 46 sq ft
 Total = 108.9 sq m / 1172 sq ft



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

Entrance Hall

Radiator. Tiled floor. Two built-in cupboards. Double doors to sitting room.

Cloakroom

With wc and wash hand basin. Tiled floor. Radiator

Kitchen/Breakfast Room

Fitted with a range of light coloured wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, induction hob and extractor over. Integrated fridge, dishwasher and washing machine. Tiled floor. Radiator. Space for table.

Sitting Room

With a feature electric fireplace. Oak finish flooring. Radiator. Double glazed patio door to garden.

Dining Area

Created by way of an internal garage conversion. Oak finish flooring. Radiator.

Staircase gives access to landing

Side window. Airing cupboard with fitted shelving. Access to loft via a pull-down wooden ladder.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator

Bedroom 4

Radiator.

Bathroom

With a generous shower enclosure with a deluge head and hand held spray. Wash hand basin with a cupboard below and WC. Tiled floor and walls. Radiator. Underfloor heating.

At the front of the property is

A generous driveway for off road parking, a lawned garden and a pathway to the house.

At the rear of the property is

A wide paved patio leading to lawned garden with further paving, retaining walls and a terraced garden with well stocked shrub borders. Screened oil tank, garden shed. Outside power point. Pathway and gate to the side.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

